



## MILILANI MAUKA/ LAUNANI VALLEY NEIGHBORHOOD BOARD NO. 35

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 400 • HONOLULU, HAWAII, 96813  
PHONE (808) 527-5749 • FAX (808) 527-5760 • INTERNET: <http://www.honolulu.gov>

### REGULAR MEETING MINUTES TUESDAY, APRIL 18, 2006 MILILANI MAUKA ELEMENTARY

**CALL TO ORDER:** Chair Melissa Graffigna called the meeting to order at 7:05 p.m. with a quorum present.

**MEMBER'S PRESENT:** Pamela Young, Dean Hazama, Melissa Graffigna, Marlene Blackwell, Dana Agader, Alan Suwa, Doug Mossman, and Kimberly Ribellia.

**MEMBER'S ABSENT:** David Ellis.

**GUESTS:** Ann Thornock (Representative Marilyn Lee's Office staff), Capt. Michael Smith (HFD), Jan Kemp (BWS), Heather Ho, Pat Lee (HHCTCP), Faith Kwock (Scouts 177), Kathy Best (Castle & Cooke HI), Leyna Okamura, Sharla Horiuchi, Tony Gaston (Castle & Cooke HI), Staff Sgt. Mark (US Army), and Kelley Santiago (Neighborhood Commission Office staff).

**POSTING OF COLORS BY BOY SCOUT TROOP 664:** The Mililani Mauka Boy Scout Troop No. 664 Honor Guard posted the Colors of the State of Hawaii and the United States. All rose and recited the Pledge of Allegiance.

### APPROVAL OF TUESDAY, FEBRUARY 21, 2006 & MARCH 21, 2006 REGULAR MEETING MINUTES:

**February 21, 2006** – The following corrections were made:

- Page 1, Guests, "Scott Snifer" should read "Scott Sneider".
- Page 4, Paragraph 3, Resolution regarding the delay in further development in Central Oahu...", the motion was seconded by "Blackwell" and not "Graffigna."

**March 21, 2006** – The following corrections were made:

- Page 1, Motion to add "Appropriation of up to \$600 to the Publicity Account...", the vote count should read "8-0-0" and not "10-0-0."
- The following should be added under the presentation done by Castle and Cooke:  
"Castle and Cooke is nearing the end of its development finally with the last units to be completed in '07. What began with planning in the 60's is now culminating in '07 some 40 years later, with the last projected delivery in Mililani Mauka. At its end, Mililani will have approximately 16,000 residences and be the home for about 50, 000 people."

The following should be included after the information provided on the Nohona product and before the other updates:

- The Ukuwai Street extension is now underway and will go through and connect to Koolani. This work should be completed in late '06 or early '07 and the roadway will be open for residents to use.
- Castle and Cooke is developing a new product in lower mauka in the area called MF-121. Unlike the true townhome Nohona product, this affordable product is the traditional stacked flat. Similar to the product at the I'I Vistas. This means that there are ground floor units and top floor units.
  - The first set of these units that are being built are a rental component. Castle & Cooke has a partnership with the Pacific Housing Assistance Corporation to develop 48 rental units. These units will range in size from approximately 595 SF up to 900 SF. 1 – 3 bedrooms. They will be strictly rental units available to



**MILILANI MAUKA/LAUNANI VALLEY  
NEIGHBORHOOD BOARD NO. 35  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 18, 2006  
PAGE 2**

people 60% or lower than the AMI (Area Median Income). Castle & Cooke develops and builds the units and PHAC solicits the occupants for the units.

- The AMI is a national statistic that the state follows and assumes a median income for various family levels. For example, a family of 4, the AMI is 67,500.
  - To qualify for this rental project, you have to be at 60% or lower of the AMI, or make less than \$41,000 per household of 4.
  - This is not a public housing project and therefore there are strict qualifications to live in the project. The project stays a rental for 30 years. At the end of the term, they do convert to for-sale units.
  - Qualifications include but are not limited to 50% or below the AMI, as well as job history and personal history.
- There will be another component of these units and that is a for-sale product. There will be about 80 units of the same product in the same area that are project to be for sale starting in the low \$100,000's and topping out in the high \$100,000's and low \$200,000's.

**Blackwell moved seconded by Young to accept the March 21, 2006 Regular Meeting Minutes as amended. The motion carried unanimously, 7-0-0.**

**TRASURER'S REPORT:** Suwa reported the following account balances for the month of March 2006: (1) Operating - \$1,139.70 (2) Publicity - \$877.00 (3) Refreshment - \$53.80

**Hazama moved seconded by Blackwell to accept the Treasurer's Report as submitted. The motion carried unanimously, 7-0-0.**

**RECOGNITIONS:** None.

**COMMUNITY REPORTS AND CONCERNS:**

**Honolulu Fire Department** – Capt. Smith reported the following for the month of March 2006: (1) Statistics include 7 structure, 2 brush and 2 vehicle fires, 24 medical, 2 search/rescue and 1 miscellaneous emergencies. Unusual incidents include 1 infant fatality. (2) Fire Safety Tip: Cooking fires are the leading cause of home fires and the second major cause of death among older adults. If you are cooking and must leave the kitchen, even for only a few minutes, turn off the stove. Keep a fire extinguisher (with a minimum rating of 2A10BC) in or near your kitchen and learn how to use it. Inspect the fire extinguisher regularly to ensure that it has not expired.

**Honolulu Police Department** – (1) Statistics for the month of February as compared to March 2006 include: 17/21 burglaries, 13/26 unauthorized entry of a motor vehicle, 27/17 theft cases.

7:13 p.m. – Kim Ribellia arrived. (8 members present)

**Military** – Staff Sgt. Mark reported the following: (1) Due to deployments, the Military Assistance to Safety and Traffic (MAST) Program will be discontinued until probably late 2007.

- 1) **Board of Water Supply** – Jan Kemp reported the following: (1) There were no main breaks for the month of March 2006. (2) General Water Announcement - When it rains heavily, the pumpage drops because people don't water their lawns, wash their cars, or do other heavy water consumption outdoor activities. As of March 8, 2006 water usage was 127.28 million gallons per day, down from last year's 146.43 million gallons per day. While this can briefly cause water levels to rise, this does not indicate that there is more water in the aquifer, only that BWS are pumping less water from it. Usually, when the rain ends, the aquifer levels will go back to regular levels as pumpage rises to accommodate people resuming the activities they put off while inclement weather was occurring. During heavy rains there is always considerable runoff. Despite the runoff, rainy weather helps maximize the amount of rainfall available for aquifer recharge. Winter and spring rains help to balance out the dry months we experience in the

**MILILANI MAUKA/LAUNANI VALLEY  
NEIGHBORHOOD BOARD NO. 35  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 18, 2006  
PAGE 3**

summer. Consumers should continue to be mindful of water use even during periods like these as the effects from them will not be immediately evident.

Water Conservation Tip: a) The height at which you mow your lawn can have a direct effect on how much and how often you water it. Make sure you know what the correct height is for the type of grass you have on your lawn. b) Leaving grass cuttings on your lawn can help soil retain moisture naturally.

**Oahu Arts Center (OAC)** – Ribellia reminded everyone of the 4<sup>th</sup> Annual Golf Tournament to be held on Friday, May 12, 2006 at Kapolei Golf Course. Deadline to register your 3-person team is April 29, 2006.

**Central Oahu Regional Park (CORP)** – No report.

**Castle and Cooke** – Tony Gaston reported the following: (1) Lehiwa Signal – The contract has been awarded and the signal should be operational by the end of the year. (2) Kaaheha Signal – Plans are still going through the county approval process. Approval is anticipated by the end of the year. (3) Lower Mauka – The extension of Ukuwai St. has been approved and construction started. (4) Graffiti Problems – Gaston mentioned that the South Gully Project, the Rec. Ctr. 7 fence, and the Nohona Subdivision fence were tagged with graffiti. He added that staff of Castle and Cooke has painted over the graffiti with white paint.

Questions, comments and answers: (1) In response to a question about the need for a stop light at Kuaoa St., Gaston reported that studies do not warrant the need for a light. (2) Mary Petty questioned the status of Rec. Ctr. 7. Gaston reported that there was condensation problem in which a forensic team was hired to analyze. The team bought in equipment to further investigate the problem and is waiting for some sunlight to assist with the investigation. To date, the flooring in the center has been replaced.

**Other Community Concerns :**

1. Sharla Horiuchi and Leina Okamura Mililani Mauka, opposed a previous idea of placing a construction moratorium in Mililani Mauka. Both are longtime residents of Mililani Mauka who expressed their interest in someday purchasing a home and raising their families in the same neighborhood in which they grew.
2. Kathy Best thanked the board for listening to the community and the concerns that arise. She reiterated that Castle and Cooke would like to work collaboratively with the community and its residents. Best submitted a petition to the board, signed by residents who are in opposition to a moratorium.
3. Pat Lee of the Honolulu High Capacity Corridor Project distributed informational brochures. He requested to be placed on the next meeting agenda to do a detail presentation of the project. Chair Graffigna will follow-up with Lee.

**REPORTS BY PUBLIC OFFICIALS:**

**Mayor's Representative** – Gordon Bruce distributed the Mayor's report and highlighted the following: (1)

**Governor's Representative** – A representative was not present at this time.

**Councilmember Donovan Dela Cruz** - Brandon Mitsuda distributed the councilmember's report and highlighted the following: (1) The City's Real Property Assessment (RPA) Division is offering a possible remission of real property taxes to flood victims. The City Managing Director, Wayne Hashiro signed an emergency declaration for Windward Oahu residents on march 3. In addition to triggering applications by the City for federal disaster relief assistance, the declaration also gave authority to the Director of the Department of Budget and Fiscal Services, and in turn the RPA Division, to offer real property tax breaks on real property damaged during the flooding. (2) Introduction of Bill 49 which requires the Department of Facility Maintenance to maintain an inventory of all city-owned streams to be reviewed and update annually. It also requires the department to inspect and establish a schedule for maintenance no less than annually. (3) Aloha Aina Earth Day #14, Recycling Community Clean-Up

Project – Fundraiser for Leiluhua High School on Saturday, April 22 from 8 a.m. to 2 p.m. All was encouraged to participate.

**MILILANI MAUKA/LAUNANI VALLEY  
NEIGHBORHOOD BOARD NO. 35  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 18, 2006  
PAGE 4**

**Senator Robert Bunda** – A report was distributed but there was no representative present.

**Senator Ron Menor** – A representative was not present.

**Representative Marilyn Lee** – Ann Thornock was present and distributed Representative Lee's report and highlighted the following: (1) In a joint legislative session, the Hawaii Medal of Honor was awarded for the first time to the families of service members with Hawaii ties, who were killed before February 28, in Iraq and Afghanistan. (2) The OMPO Policy Committee has taken the final vote on the Oahu Regional Transportation Plan for this cycle. The Central mauka Access Road is included as a funded project in the 2010-2016 category. The project cost is \$164 million. (3) Results of a Community Survey done earlier in the year were also distributed.

**Representative Marcus Oshiro** – A representative was not present.

**All other Legislative Reports** – No report.

**NEW BUSINESS/COMMUNITY PRESENTATIONS:**

**Bill 36 (2006) CD1 – Relating to the lease of City property for Telecommunications Facilities** – Brandon Mitsuda distributed information regarding Bill 36, CD 1, which clarifies Section 28-12.1 of the revised Ordinances of Honolulu relating to classification of telecommunications facilities under leases entered into the City. The Bill will help clarify whether a facility qualifies as a "Type I" or a "Type II" facility under the ROH and, in turn the applicable rent structures for each lease. Currently the definitions of these terms are ambiguous under the ROH.

Gordon Bruce distributed sample pictures of the different cellular antenna facilities.

**UNFINISHED BUSINESS:**

**Status of Launani Valley Resident Concern relating to the use and non use of the Stop Sign at the end of Wikao St. fronting the Terraces, Woodcreek, and Woodcreek Crossing complexes in Launani Valley** –

Brandon Mitsuda provided the following information – The case was assigned to Lt. Douglas Beerman of the Wahiawa Police Station. The Wikao Street area was checked and officers were informed to take the necessary enforcement action. Unsuccessful attempts were made to contact Mr. Roller. On April 6, a message was left for Roller to call Lt. Beerman upon his return.

**Deferred from last month: Central Oahu Regional park Aquatics & Tennis Facility/Shop** – Pam Young distributed a letter dated March 28, 2006 and addressed to Mr. Mark Beede of the Hawaii Pacific Tennis Foundation from the City.

Mark Beede, Executive Director of the Hawaii Pacific Tennis Foundation thanked Gordon Bruce for his assistance. Beede explained that the letter focuses on the requirement to utilize the kitchen area, which is not the primary issue. He added that the primary issue is to move in and utilize the clubhouse as stated in the signed contract. Beede requested the board's support.

Discussion ensued to find out what was included in the contract.

**Young introduced a resolution requesting the City and County of Honolulu work collaboratively with its private not for profit partner, the Hawaii Pacific Tennis Foundation, at the Central Oahu Regional Park Tennis Complex. Suwa seconded.**

Discussion followed: (1) Suwa noted his support for the resolution but was concerned about being involved in the details of contractual agreement. (2) Young suggested the insertion of a "clause" so that the board does not directly support a private entity. Several amendments were made to the resolution, which resulted in the resolution reading as follows:

**MILILANI MAUKA/LAUNANI VALLEY  
NEIGHBORHOOD BOARD NO. 35  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 18, 2006  
PAGE 5**

**RESOLUTION STRONGLY REQUESTING THE CITY AND COUNTY OF HONOLULU TO WORK COLLABORATIVELY WITH ITS PRIVATE NOT FOR PROFIT PARTNER, THE HAWAII PACIFIC TENNIS FOUNDATION, AT THE CENTRAL O'AHU REGIONAL PARK TENNIS COMPLEX**

**WHEREAS**, Central O'ahu Regional Park and its various facilities, including the Tennis Complex benefit Mililani's citizens.

**WHEREAS**, the Hawaii Pacific Tennis Foundation (the Foundation), a 501 (c) (3) not for profit charitable organization is committed to community improvement and individual development through promoting and developing the growth of tennis as the sport for a lifetime as well as the development of Oahu's youth as complete persons.

**WHEREAS**, the Foundation, as part of a public/private partnership with the City and County of Honolulu (City and County), has assumed responsibility to operate and manage the Central Oahu Regional Park Tennis Complex, thus providing programs and services which the City otherwise would not provide.

**WHEREAS**, the Foundation's contract with the City and County provides that the Foundation shall have the exclusive right to operate, promote, market and maintain the Tennis Facility which includes tennis programs. Furthermore, the contract also provides that the Tennis Facility also includes any Phase II improvements which have resulted in the building of the new combined Tennis and Aquatics Center, and that the Foundation is required to operate both phases of the tennis complex.

**WHEREAS**, the Foundation has developed public programs at the Tennis Complex which now services more than 600 youth, includes a mentoring program with Big Brothers Big Sisters of Honolulu, and hosts approximately 70,000 users and visitors annually. In spite of this service to Oahu's citizenry, the Foundation needs to achieve financial viability.

**WHEREAS**, not only is the Foundation required to operate all phases of the Tennis Complex, including the newly constructed building, but to achieve financial viability, it needs to move into the new building so as to take advantage of additional revenue opportunities including the pro shop, and locker rooms and showers.

**WHEREAS**, the Foundation remains current with its monthly \$4,050 contractual commitment to the City and County.

**WHEREAS**, the City and County has not moved expeditiously to accord the Foundation its contractual rights; this delay has worked to the detriment of the Foundation, threatens its survival, and thus its ability to continue to serve Oahu's public.

**BE IT RESOLVED** that the Mililani Mauka/Launani Valley Neighborhood Board No. 35 urges the City and County of Honolulu to work collaboratively with its private not for profit partner, the Hawaii Pacific Tennis Foundation, to resolve the matter as it affects the Foundation's ability to survive and continue its operation and maintenance of the Central Oahu Regional Park Tennis Complex, provide and develop public tennis programs and services at the Tennis Complex for residents of Oahu, and promote tennis tournaments at the Tennis Complex nationally and internationally.

**BE IT FURTHER RESOLVED** that copies of this resolution be forwarded to the Mayor and the members of the City Council of the City and County of Honolulu; Waipahu Neighborhood Board No. 22; Mililani/Waipio/Melemanu Neighborhood Board No. 25; Pearl City Neighborhood Board No. 21; the Gentry-Waipio Community Association; the Waikele Community Association; the Director of Enterprise Services; the Director of Parks and Recreation; and the Director of Budget and Fiscal Services.

**The resolution was adopted by a vote of 8-1-0.** (Nay: Ribellia)

The agenda was taken out of order.

**MILILANI MAUKA/LAUNANI VALLEY  
NEIGHBORHOOD BOARD NO. 35  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 18, 2006  
PAGE 6**

**Governor's Representative** – Brian Sekiguchi was present and highlighted the following: (1) The completion date of the H-1 widening project in Peal City has been extended to the end of June due to the recent bad weather. (2) Other area projects that began recently include the repaving of Farrington Highway through Waipahu. Work is scheduled to run until November. (3) H2 Re-striping– Crews are currently adding dot reflectors to the roadway. The town-bound lanes have already been completed.

The agenda resumed order.

**COMMITTEE REPORTS:**

**Transportation** – Young reported the following: (1) The next OMPO CAC meeting will be held on April 19 at the Mayor's Conference Room at Honolulu Hale. The meeting is scheduled to begin at 4 p.m.

**Education** – No report.

**Health/Public Safety** – No report.

**Planning/Zoning** – No report.

**Recognition** – Blackwell reported that several students of Mililani High School won an award at the State Science Fair.

**Military/Civil Defense** – No report.

**Parks & Recreation** – No report.

**Legislative** – No report.

**ANNOUNCEMENTS:**

1. The next Regular Meeting of the Mililani Mauka/Launani Valley Neighborhood Board will be held on Tuesday, May 16, 2006 at 7 p.m. at the Mililani Mauka Elementary School Cafeteria, 95-1111 Makaikai Street.
2. May 2, 2006 Committee of the Whole Meeting will be held at the Mililani Ike Elementary School Cafeteria at 7 p.m.
3. Blackwell was recognized with cupcakes made by Agader to celebrate her birthday.

**ADJOURNMENT:** Without objections, Chair Graffigna adjourned the meeting at 8:50 p.m.

Submitted by:

Kelley Santiago  
Neighborhood Assistant